

DRAFT Minutes of Planning Commission Meeting July 21, 2014

Roll Call: 7:00 pm

Planning Commissioners present were Supple, Jeffrey, Donahue and Dollenmaier. Michele Braun was present as Clerk.

Members of the Public Present:

Gerri Huck and Rohit Sharma – *39 Bartelink Rd, Roxbury 05669*

Stephanie Smith – *31 Berlin St., Montpelier 05602*

Approval of Minutes

Dollenmaier moved to approve the minutes of Meeting 14-06, June 16, 2014; Donahue seconded the motion. **The motion passed 3-0-1.**

Site Plan

College Town Industrial Plaza - College Town Industrial Plaza has applied for site plan approval to develop a brewery with ancillary uses of retail and restaurant/pub in their facility at 7 Belknap Street. They have provided a lighting plan in response to the Planning Commission's request at the June 16, 2014 meeting.

Donahue – did some research, printed some lighting guidelines – illumination lighting design, Outdoor lighting, for Vermont Municipalities (1996). Manual looks like more lighting than required, but Northfield doesn't have those criteria.

Jeffrey – could approve with lighting that does not exceed what's shown, but encourage reducing light slightly – also show us pole heights or limit pole heights.

P.C. should consider adopting more specific lighting standards in next zoning regulations.

Jeffery moved to approve the motion as submitted with the condition that light poles not exceed 25' high and applicants review lighting design to reduce foot candles overall, but maintain at least 0.6 in parking areas, and do not exceed four anywhere. , Dollenmaier seconded. The motion passed 4-0-0.

Gerri Huck -

Interested in red barn building at 114/118 S. Main St.

Jeffrey – non-conforming use- can't change to another non-conforming use – have completed new Town Plan – SB has to approve – then will amend zoning regulations – one thing changing in bylaw is Zoning Districts Timeframe – very hopeful to have these regulations changed by end of year.

Huck – can you say with 100% certainty that it will be uses other then personal storage?

Jeffrey – 99%

Stephanie Smith – Community engagement Coordinator.

Planning for broader –scale forest stewardship – steering committee.

Municipal assistance –

Northfield, Duxbury, Fayston review Plans and zoning regulations – will review.

September meeting is September 8th, so not possible

October 14 RPC meeting

No municipal planning grants this year Tuesday, August 12th – Steve Jeffrey may be late – about 7:30 pm.

Dollenmaier moved to adjourn, Donahue seconded the motion. The motion passed 4-0-0.

Adjournment: 8:05 pm

These minutes are subject to change at the next regular meeting; however, they are substantially correct.